

**GLASTONBURY PUBLIC BUILDINGS COMMISSION
REGULAR MEETING MINUTES OF JULY 6, 2011**

The Glastonbury Public Buildings Commission held a Regular Meeting with Mr. Herb Schwind, Director of Infrastructure and Building Services, in attendance, at 5:30 PM in Meeting Room A of the Town Hall located at 2155 Main Street, Glastonbury, Connecticut.

ROLL CALL:

Present: Lisbeth Becker (Chair), David Cox, Suzanne Galvin, Charles Monzeglio, James Zeller (BOE Liaison), Constantine Constantine (BOF Liaison), Herb Schwind

Absent: Stephen Shipman

ACCEPTANCE OF MINUTES – April 13, 2011 Regular Meeting

Motion By: Gus Constantine Second: Jim Zeller

MOVED, that the Public Buildings Commission accept the minutes as presented for the Regular Meeting held April 13, 2011. Herb mentioned that the previous minutes had a question by Stephen asking who would be performing the data cabling for the new magnet school. Herb said the work was included in the electrical contractor's bid package, the electrical contractor was Custom Electric, and the data cabling would be performed in-house by Custom electric. The minutes were approved as provided.

1. BOARD OF EDUCATION PROJECT UPDATES

NEW ELEMENTARY SCHOOL – Nayaug Elementary School. Herb stated that the BoE has about five issues they have identified to him that they would like follow-up on before they agree to close the project. He mentioned they included the replacement of the broken pavers at the south entrance, questions concerning some leaks in the exterior A/C enclosure; some pieces they believed were missing from the lightning protection system, and others. Herb said he believes the pavers had been replaced on 5 July but he had not been able to verify that, yet. He said he was following up on the other items. Lisbeth asked if the contractor bonds were still in place. Herb responded they were not but that still did not relieve a contractor of the responsibility to address omissions in work if they were clearly in his scope of work. Herb was asked if he considered the items relatively minor and he said he did.

2. **EHGEMS** – Herb summarized his report saying the Phase Two awards were complete including the masonry contract which was awarded to the third low bidder for reasons explained at the last meeting. He stated there was a lot of work going on underground in the way of storm drainage and utility lines and within the basement area including removal of concrete to accommodate footings and utility lines under the existing basement slab and the placement of new concrete. He stated the new access road from Oak Street was being roughed in. He said structural steel fabrication is underway for the academic wing of the school and he expects steel erection to begin next month. The submission of the documentation to the US Green Building Council for the LEED certification is underway. The Phase Three design of furniture, fixtures and equipment is

underway with the architect scheduled to provide a draft of the design by August 24th. CREC and the Town/BoE would then review and provide feedback on the design by the end of September to allow the architect to finalize the design in time for the Department of Education BSF review on October 12th. The BSF would likely take 30 to 45 days to review which would allow for bidding over the winter, award in the spring, and delivery in late spring/summer before the opening of the school.

A fourth phase to provide two playscapes has been developed. A landscape architect was hired and he has developed a preliminary design for two playscapes, one for Pre-K through 1st and one for 2nd through 5th grades. The designs will be reviewed by the appropriate boards and commissions and then by the State BSF. Upon approval by the BSF, a decision will be made as the ability to fund the work from remaining project funds and, if determined to be affordable, the work will be bid.

Herb passed out the monthly budget status report showing an effective contingency of about \$2.5 million, taking in to account placeholder budget amounts for technology, machinery and equipment. The construction costs presented are the actual award amounts plus actual change orders to date, plus conservative estimates for what we think we might encounter for additional change orders. Herb mentioned that at the last meeting the effective contingency was about \$3.5 million so the effective contingency had been reduced by about \$900,000 since the last report.

Herb said that the biggest contributor to the reduced contingency was the finding of some structurally unsuitable soils, some of which were actually under the previously existing buildings and were, therefore, hidden from previous investigations. He said those were located near the south end of the basement (closest to Stop & Shop). He said the geotechnical engineer had been called out to the site and he had made the determination that they needed to be removed and replaced with structurally suitable material. Lisbeth asked Herb to describe structurally suitable soil and Herb said the material had too high a content of clay and silt and was too compressible which could contribute to settlement of the structure if not replaced. Herb identified a number of smaller potential changes that had been identified including the existence of a concrete slab at the southern end of the basement that needed to be removed and a need to replace an existing waterline from Oak Street that had failed a pressure test. He mentioned there were a number of revisions to the structural drawing after bidding that were necessary, some of which were dimensional discrepancies that may result in changes for the structural steel and concrete contractors. Herb was asked if any of these were design busts that could be the designer's liability and he said an analysis of each change was made to determine if there was any design liability.

Dave Cox asked if a decision had been made with regards to providing natural stone vs. the Arriscraft manufactured product. Herb said the Arriscraft had been selected. Dave asked who ultimately made that decision and Herb said the Education Staff and the Town Manager had collectively made the decision based on affordability.

Herb summarized by saying the project was still in relatively good financial shape.

3. **OTHER BUSINESS** – Dave Cox gave a brief explanation of his knowledge of the Historical District Commission review of the proposed design for the new BoE building. Jim Zeller added that the BoE was reviewing the designs, also, and mentioned that the project had grown to 21,000 square feet. He was asked what the plan was for the project and he said he believe the Town Council was looking into all options.

Motion to adjourn: David Cox

Second: Charles Monzeglio

Meeting adjourned at 6:20 p.m.

Respectfully Submitted

Lori Riley